



INNOVATION  
PROPERTIES  
GROUP

# 415 East Grand Ave.

Suite 101 & 201

South San Francisco, California



## Warehouse with updated Office

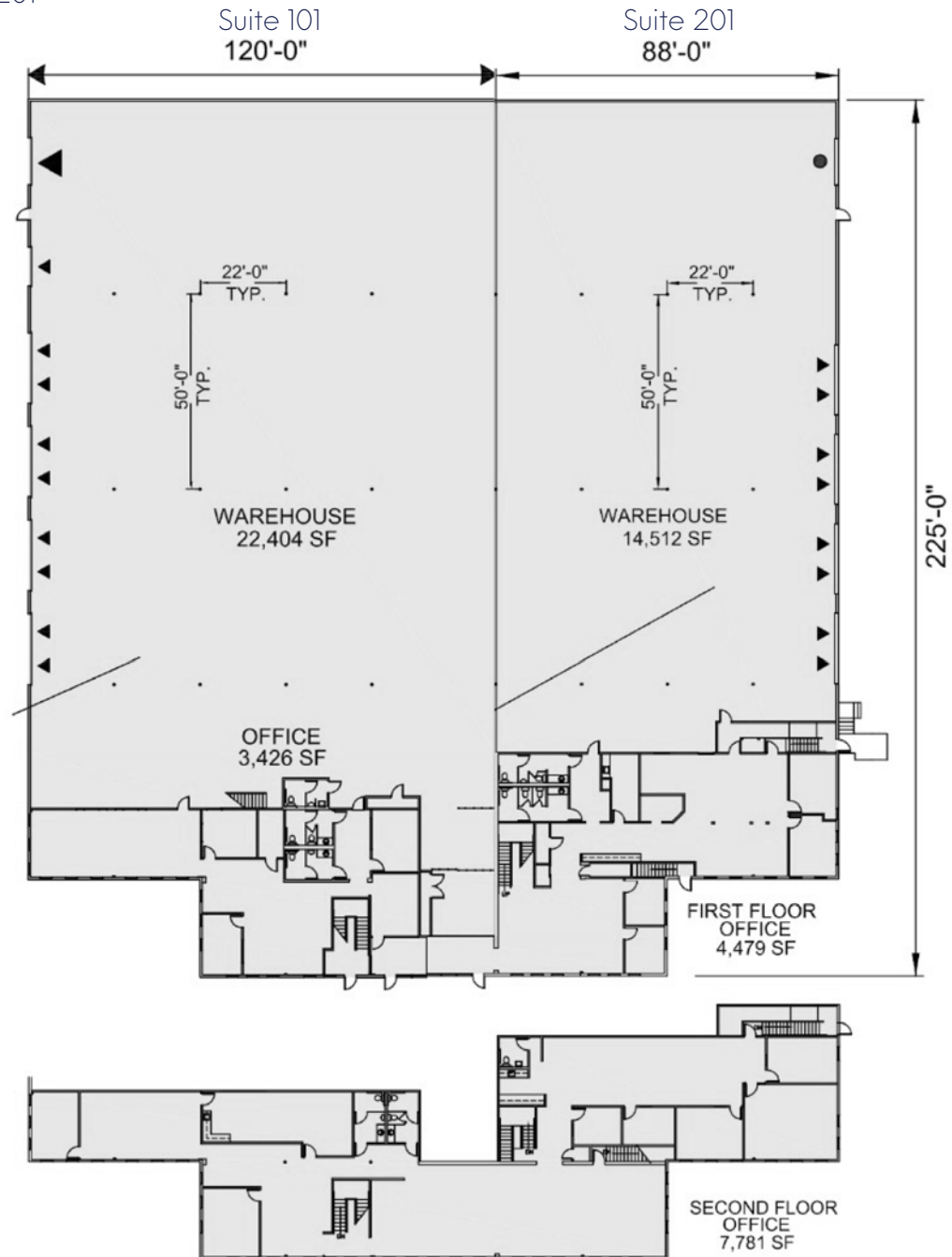
±23,346 - ±52,563 SF

Sublease until October 2028

[ipgsf.com](http://ipgsf.com)

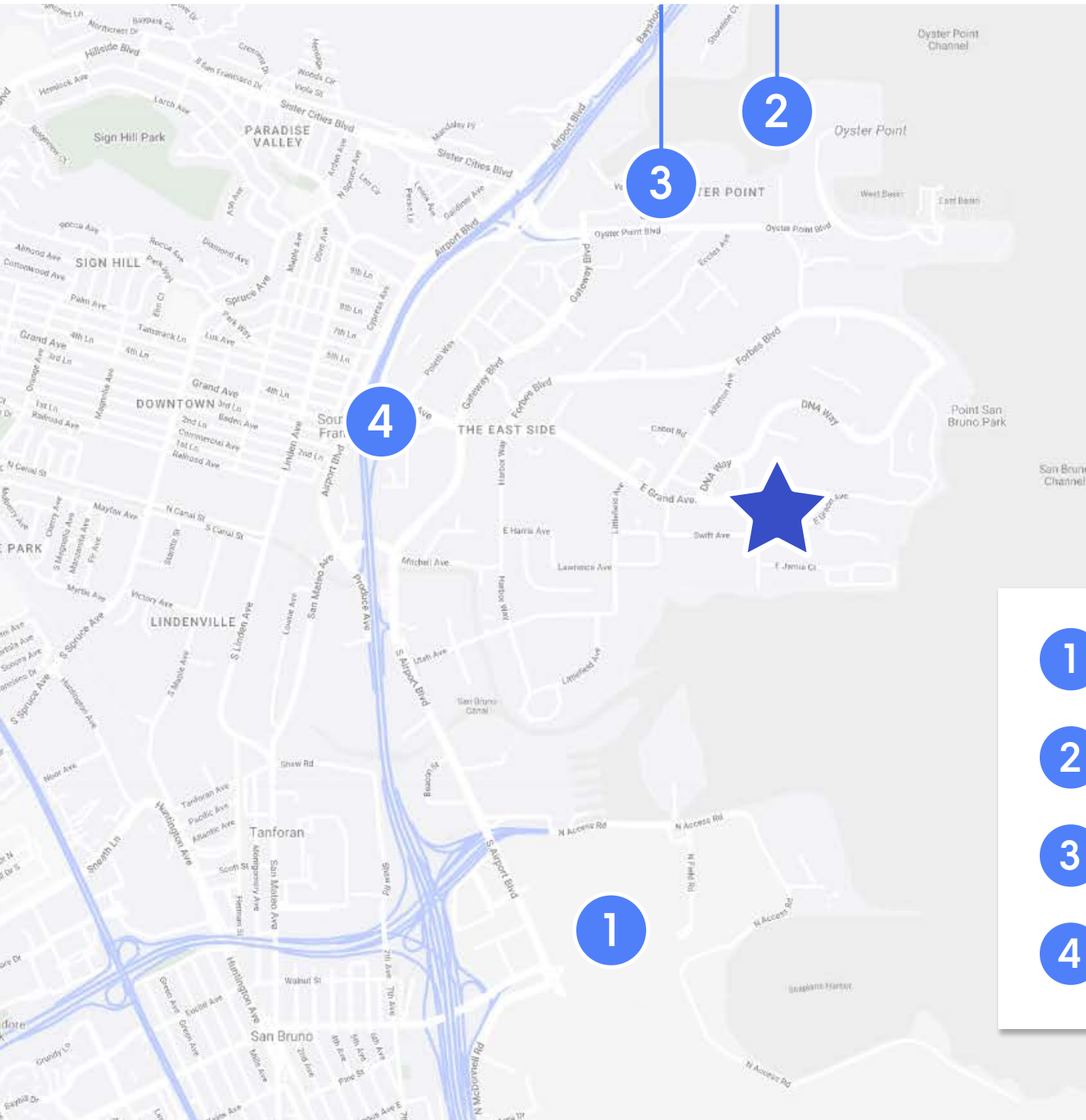
# Sublease Highlights:

- ±36,916 SF Demised Warehouse (22,404 SF and 14,512 SF)
- ±15,686 SF Office
- Kitchen
- Eight (8) Private Restrooms w/shower
- Single or Dual Tenant Building
- Seventeen (17) Dock Positions via four (9) Roll up Doors (16) 18'x9' (1) 10'x12'
- Two (2) Grade Level with Roll up Door 12'x14'
- 1,200 Amps @ 208V 3Ph
- Fire Sprinklers - Density .215/2000
- 20' Clear Height
- Parking
- Available now
- Longer term Direct Lease Available



◀ Dock High  
◀ Drive In





**1** 5 Miles (7 Minutes) to  
San Francisco International Airport

**2** 13 Miles (19 Minutes) to  
Port of San Francisco

**3** 12 Miles (17 Minutes) to  
Downtown San Francisco

**4** 1.5 Miles (4 Minutes) to  
CalTrain



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## For leasing information

[ipgsf.com](http://ipgsf.com)

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